

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
AMENDMENT TO ZONING CASE 11-03
January 17, 2012**

Request	
Applicant: High Point University	Owner: High Point University
Zoning Proposal: To amend Conditional Zoning Case 11-03 (CZ11-03) to: 1) Rezone abutting RS-7 District parcels to the CZ-PI District; 2) Amend conditions pertaining to permitted uses, lot combination, lighting, and vehicle access; and 3) Allow less restrictive dimensional standards in regards to building setbacks and height.	From: CZ-PI Conditional Zoning Public & Institutional District RS-7 Residential Single Family – 7 District
	To: CZ-PI Conditional Zoning Public & Institutional District

Site Information	
Location:	The site is bounded by E. Farriss Avenue, Fifth Court (private), Fifth Street (private), North Avenue (private) and Willoubar Terrace.
Tax Parcel Numbers:	019876 thru 92 & 94; and 190007 thru 19 (Guilford County)
Site Acreage:	There is a proposal to add 4.9 acres to CZ11-03. The request would increase the total area of CZ11-03 to approximately 10.6 acres.
Current Land Use:	Undeveloped parcels and single family detached dwellings.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream runs from south to north starting near the southern boundary of the zoning site. The steeper terrain is along this stream corridor.
Water and Sewer Proximity:	There are 6-inch City water lines within all the abutting public right-of-ways and private streets. Two City water lines (6-inch and a 16-inch) are lying within North Avenue (private). There are 8-inch City sanitary sewer lines within all the abutting public right-of-ways and private streets. In addition, an 8-inch City sanitary sewer line runs through the middle of this zoning site, from south to north, along the stream corridor from North Avenue to E. Farriss Avenue.
General Drainage and Watershed:	The site drains in a northerly direction and development is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily developments with an impervious surface area that is greater than 24% or more of the site.
Overlay District(s):	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Single family detached dwellings
South:	CU-PI	Conditional Use Public & Institutional District	Student housing associated with High Point University (<i>Greek Village</i>)
East:	CU-PI	Conditional Use Public & Institutional District	High Point University (<i>University Center Complex</i>)
West:	RS-7	Residential Single Family-7 District	Single family detached dwellings

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site has an Institutional land use designation. This classification is intended for public, quasi-public and institutional uses on large tracts.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses;
Relevant Area Plan:	<i>University Area Plan:</i> Goal #3: Ensure compatibility between the edge of campus and the surrounding neighborhood. Policy 3.1: Maintain existing natural areas between the university and adjacent neighborhoods (e.g. the natural areas west of Fifth St. just south of E. Farriss Ave.). Policy 3.5: Transition the intensity of uses along the campus edge adjacent to existing residences. Policy 3.6: New campus development should be contiguous to the existing campus and consist of an entire sub-area. However if a partial rezoning of a sub-area is requested, then a site plan must be submitted along with the rezoning request that demonstrates how the impacts on adjacent properties will be mitigated.
Community Growth Vision Statement	Goal #1: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Zoning History:	In April 2011 City Council approved Conditional Zoning Ordinance 11-03 (CZ11-03), an application by High Point University, to establish a CZ-PI District zoning upon the majority of a block bounded by Fifth Street, North Avenue and Willoubar Terrace. During the public hearing, the University's representative stated that the University did not have a development proposal for this area and due to environmental constraints it would be back in the future to add adjacent parcels in order to create developable tracts. Therefore, use of the site was restricted to parking and when ready to develop the University would seek to amend CZ11-03.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Willoubar Terrace	Local Street	725 ft.
	North Avenue	Private Street	600 ft.
	Fifth Street	Private Street	1,130 ft.
	Fifth Court	Private Street	415 ft.
	E. Farriss Avenue	Local Street	125 ft.

Vehicular Access:	Access shall be restricted to the abutting private streets within the campus and the existing intersection of E. Farriss Avenue and Fifth Street.		
Traffic Counts:	Traffic counts are not available for these streets.		
Estimated Trip Generation:	Based on the information provided by the applicant this development will generate less than 100 trips/day.		
Traffic Impact Analysis:	Required		Comment
	Yes	<u>No</u> X	None
Pedestrian Access:	Development of the property is subject to the sidewalk requirements in the Development Ordinance.		

School District Comment

Not applicable to this zoning case.

Details of Proposal

Since City Council approval of CZ11-03, the University has acquired ownership of additional abutting parcels and has obtained City Council approval to abandon portions of North Avenue, Fifth Street and Fifth Court that abut this area. They have created a development proposal for a portion of the zoning site and submitted this application to amend CZ11-03. A summary of key conditions associated with this amendment are as follows:

- Amend permitted uses: The applicant has divided the zoning site into 3 tracts. Tract "A" is proposed to be developed and allows college/university related uses. Tract "B" has no changes in uses; it is still restricted to parking only. Tract "C" is being added to the zoning site and is limited to vehicular circulation only.
- Amend lighting height condition: With the additional land area proposed to be added to CZ11-03, the applicant has proposed to maintain the 25 foot height limits for light poles along the perimeter of the site, but proposes to allow higher light poles within the interior of the site.
- Amend vehicular access condition: The vehicular access condition is being amended to specify where vehicular access is prohibited and permitted.
- Request for less restrictive building setback and height standard (only for Tract "A"):
As part of a Conditional Zoning Map Amendment application, the Development Ordinance allows an applicant to request less restrictive standards for dimensional, parking and landscaping requirements. The City Council is under no obligation to approve a request for lesser standards. The applicant is requesting to allow a zero building setback, instead of the 20 foot setback required by the Development Ordinance, where the zoning site abuts PI, CU-PI and CZ-PI zoned property owned by the University. There is no change in setback standards where the site abuts residential zoning. In addition, the PI District allows a 50 foot building height with a maximum of 80 feet with additional building setbacks. The applicant is requesting to permit a maximum 100 foot building height upon Tract "A".

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of relevant comprehensive, land use or area plans

Staff Comments: The site has an Institutional Land Use Map designation and is subject to policies adopted by the City Council in the University Area Plan. Because the request does not include all the land area in these two blocks, the University Area Plan suggests a site plan be submitted that demonstrates how the impacts on adjacent properties will be mitigated. In this case the applicant has offered to limit development to Tract "A" which is furthest from adjacent residential dwellings, and has offered to restrict uses upon Tracts "B" & "C" to parking and vehicle circulation which effectively mitigate any potential adverse impacts upon adjacent single dwellings. As conditioned, the request supports the policies established for this area and a site plan is not warranted.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments: In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The land area proposed to be added into CZ11-03 is a logical and reasonable extension of the campus as it is contiguous to the University's main campus and is consistent with the University Area Plan's growth areas; 2) Only Tract "A" will have any significant development, areas closest to adjacent residential zoning, Tracts "B" & "C", have uses restricted to parking and vehicular circulation, respectively, to limit impact upon adjacent single family dwellings; and 3) the requested less restrictive standards only applies to Tract "A" and only where it abuts other PI zoned parcels owned by the University.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<i>Staff Comments:</i> <ul style="list-style-type: none">❖ The applicant has purchased all properties in these two blocks except for one parcel in Tract "B" and two parcels in Tract "C". To ensure compatibility with surrounding residential areas the applicant has offered conditions to only permit buildings to be developed upon Tract "A".❖ To ensure compatibility with adjacent property owners the applicant has offered to maintain the existing condition upon land area associated with Tract "B" in that only surface automotive parking is permitted and Tract "C" is restricted to vehicular circulation only.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<i>Staff Comments:</i> Existing and proposed new conditions offered by the applicant restricts the use of the site, provides for higher planting rate for landscaping if

	parking is established near Willoubar Terrace, limits height of lighting within 50 feet of the perimeter of the site and notes where vehicular access to the site will be permitted. The conditions effectively mitigate any impact upon abutting property owners.
<u>Factor #3</u>	<p>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</p> <p><i>Staff Comments:</i> There is a perennial stream which runs through the middle of the zoning site, in a northerly direction, between Tracts “A” & “B” and along the western boundary of Tract “C”. Environmental protection requirements of the Development Ordinance will ensure a minimum 50 foot wide stream buffer will be provided and that steeper terrain next to the stream will be protected.</p>
<u>Factor #4</u>	<p>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</p> <p><i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services and the proposed district has no known impacts on municipal services.</p>
<u>Factor #5</u>	<p>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</p> <p><i>Staff Comments:</i> The University owns all properties to the east and south where the limits of campus currently exist and is seeking to acquire remaining properties in these two blocks in the future. To minimize impact upon adjacent property owners to the north and west the University has offered conditions to restrict the use of the site, offered to limit the height of exterior lighting along the perimeter of site, and restricted the location of vehicle access to the site.</p>

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments: Over the past 13, years the High Point University campus has expanded westward from its historical W. College Drive boundary to N. Centennial Street. Approximately 48 acres have been rezoned and added to the campus in this area, the result of this expansion has changed the character of this area. This was recognized when the University Area Plan was adopted and the Land Use designation of this area was changed to Institutional.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments: One of the objectives of the University Area Plan was to establish an orderly growth pattern for expansion and eliminate haphazard development that adversely impact adjacent residential neighborhoods. This was done by establishing growth areas. The land area proposed to be added to CZ11-03 is in a growth area anticipated as being the next logical area of expansion as it abuts the existing campus boundary. The request promotes an orderly development pattern consistent with the objectives of the University Area Plan.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address objectives of the Land Use Plan and will ensure development will be compatible with adjacent uses. The Planning & Development Department recommends approval of the requested amendment to Conditional Zoning Ordinance 11-03. As conditioned, the requested CZ-PI District and amended conditions will ensure compatibility with the surrounding area, and conformance with adopted plans.

Required Action

Planning and Zoning Commission:

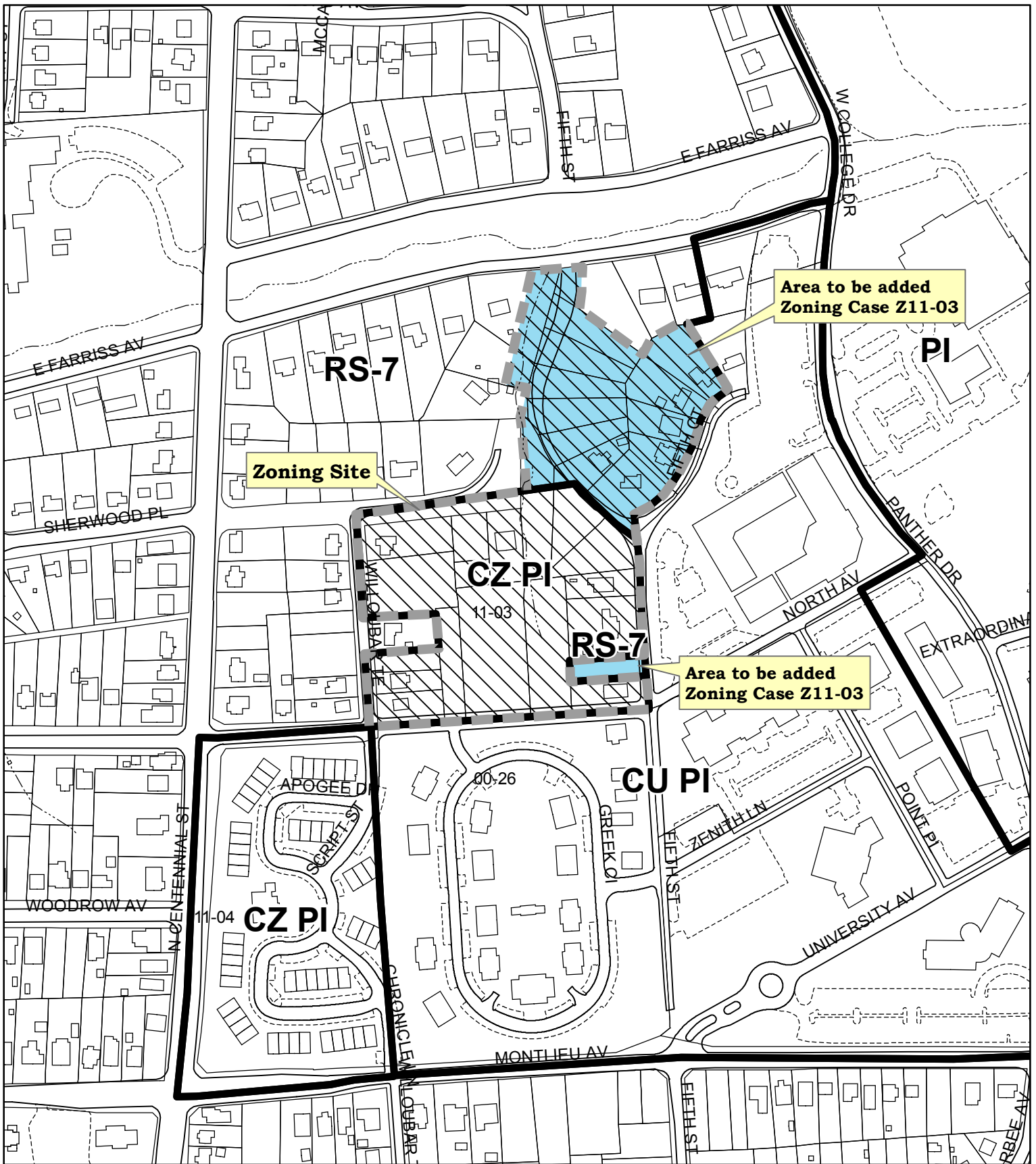
Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission must place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also must place in the official record a statement of consistency with the City's adopted plans, and must explain why the action taken to be reasonable and in the public interest. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



AMENDMENT TO CZ11-03

(February 2012)

From: Residential Single Family-7

To: Conditional Zoning Public Institutional

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

City of High Point

Date: January 9, 2012



Scale: 1"=300'

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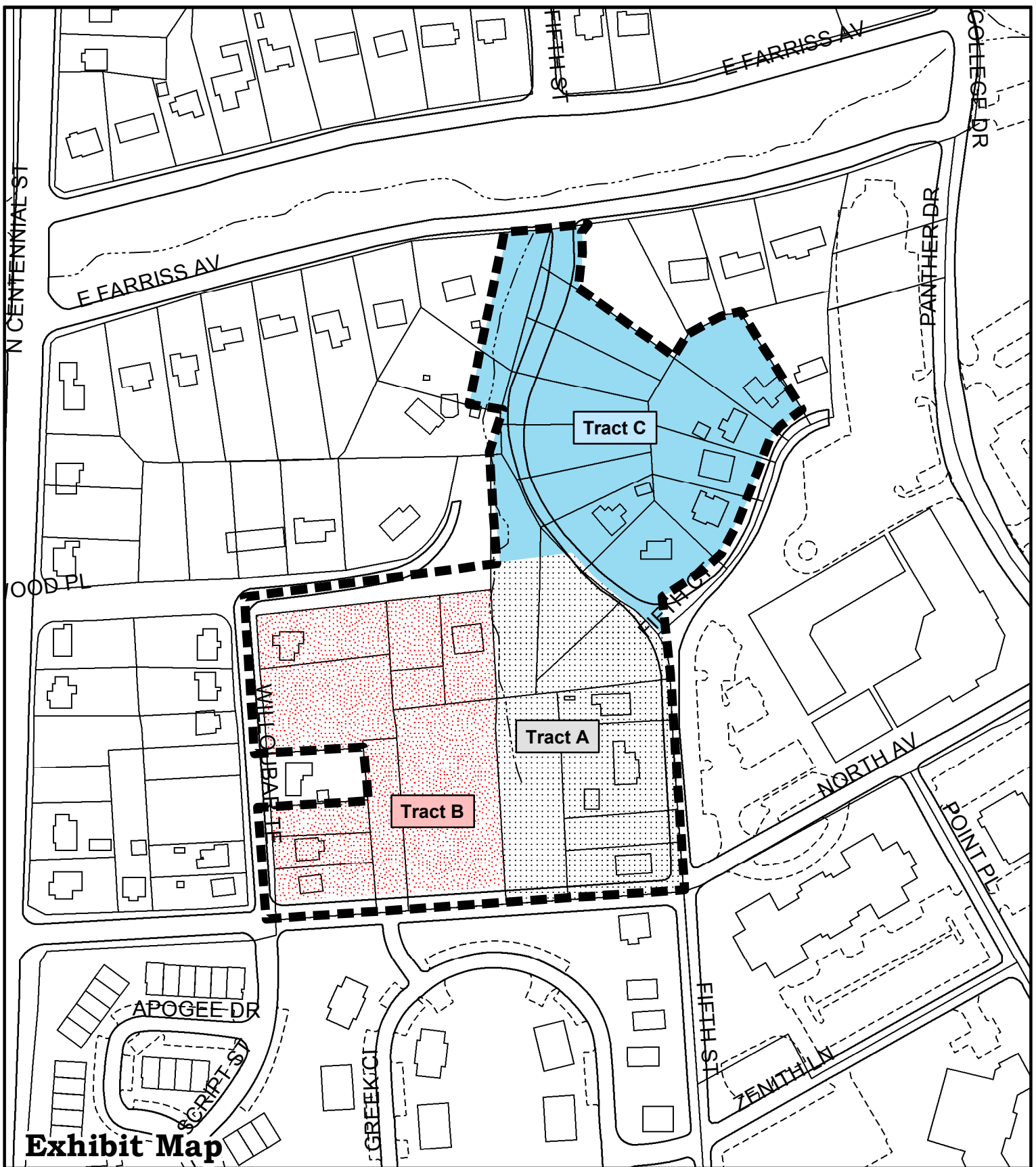


Exhibit Map

AMENDMENT TO CZ11-03

(February 2012)

From: Residential Single Family-7

To: Conditional Zoning Public Institutional

Existing Zoning Boundary

Subject Property Boundary



**Planning & Development
Department**

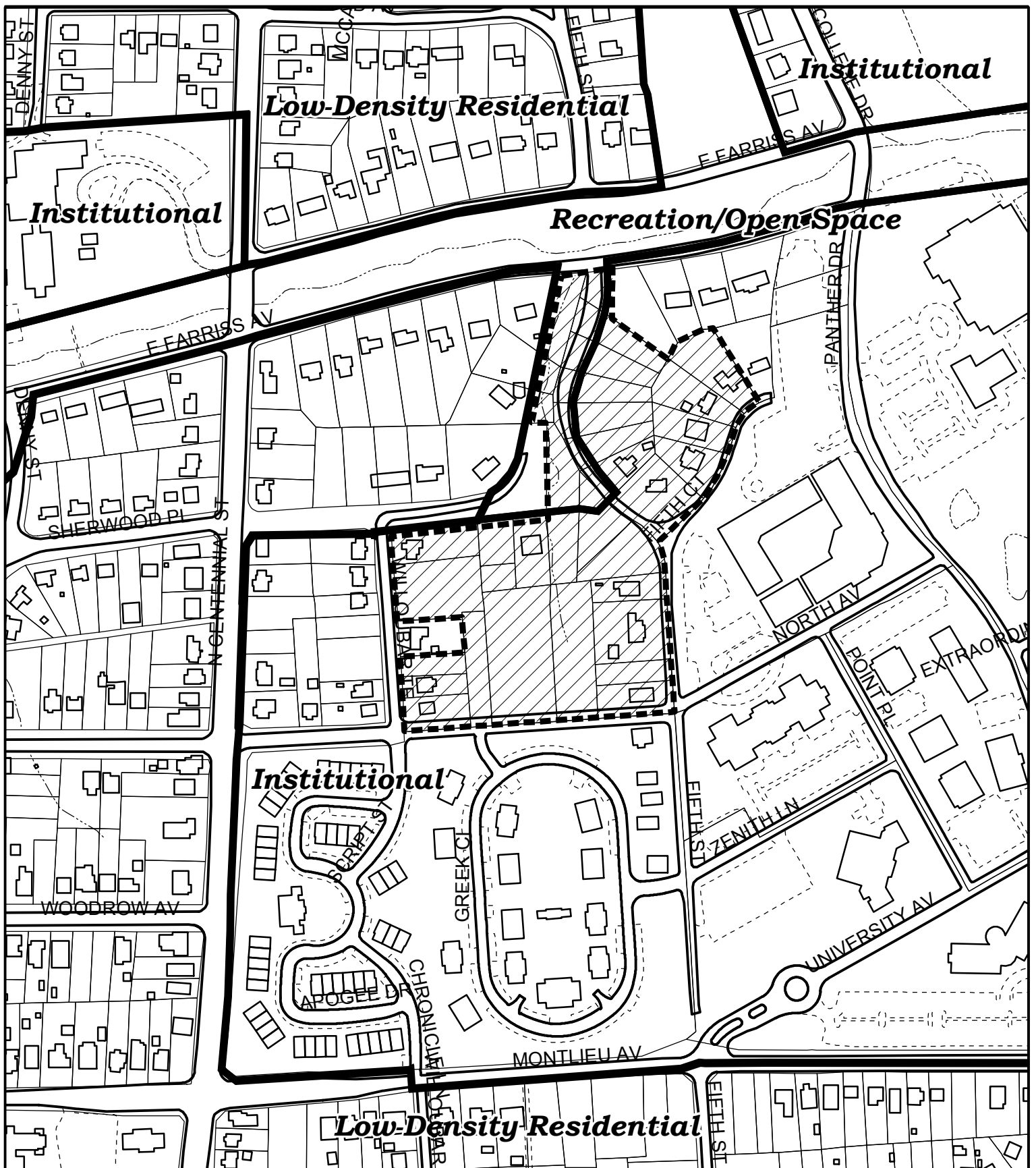
City of High Point

Date: January 12, 2012



Scale: 1"=200'

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AMENDMENT TO CZ11-03

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



Planning & Development
Department

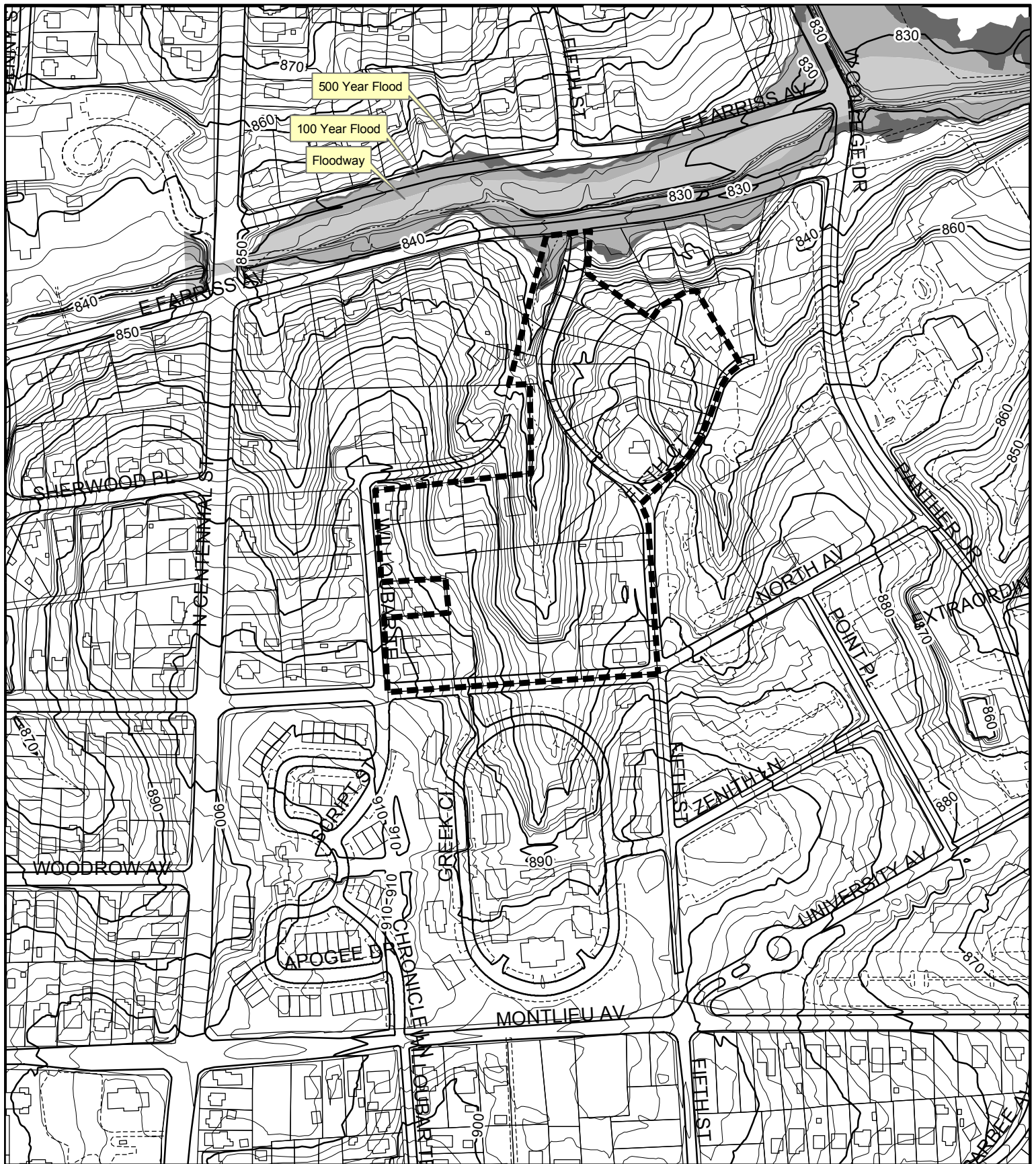
City of High Point

Date: January 17, 2012



Scale: 1"=300'

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AMENDMENT TO CZ11-03

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

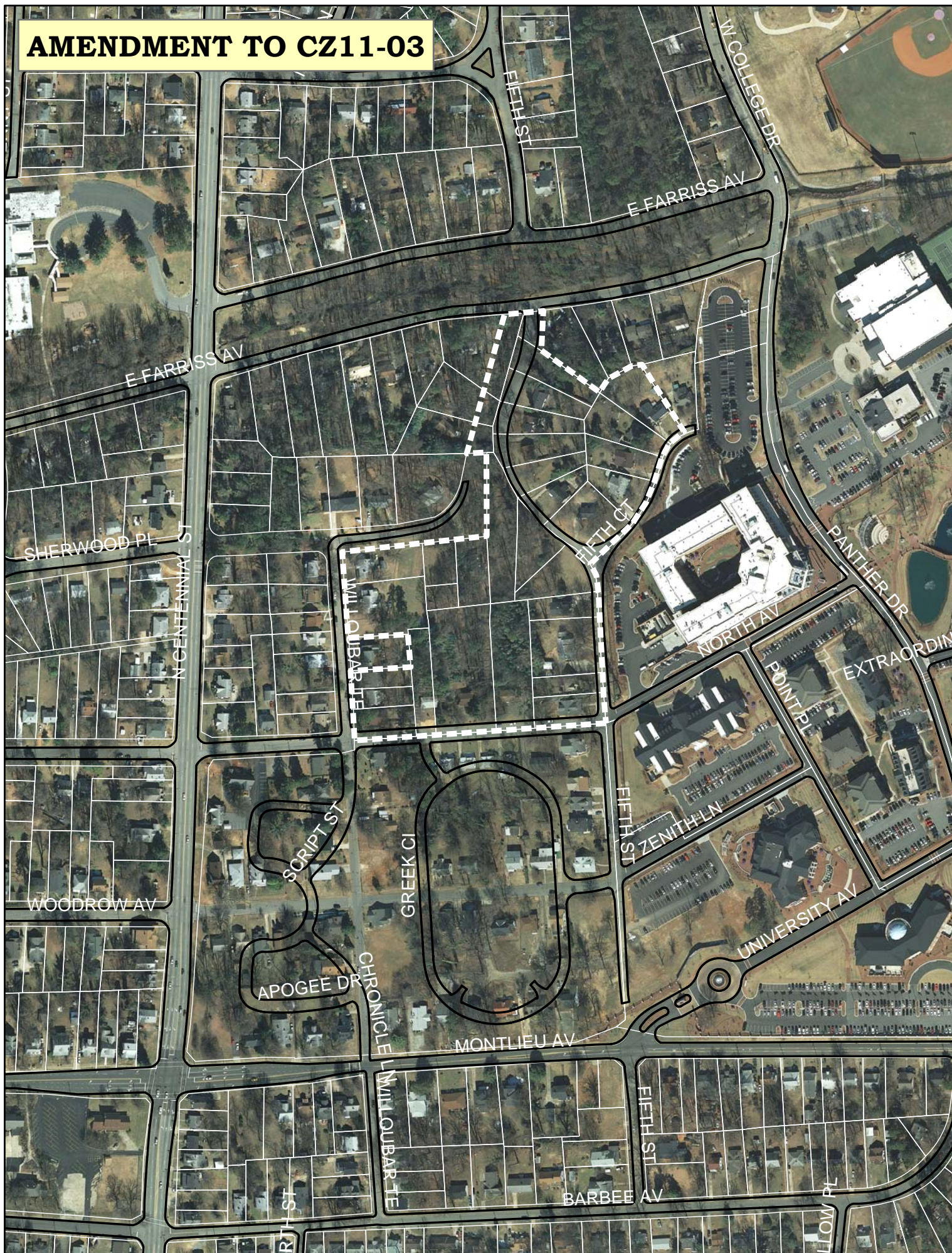
Date: January 17, 2012



Scale: 1"=300'

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AMENDMENT TO CZ11-03



**PROPOSED USES AND CONDITIONS FOR A CONDITIONAL ZONING DISTRICT
CITY OF HIGH POINT, NORTH CAROLINA**

**Zoning Case 11-03
Conditional Zoning Public & Institutional (CZ-PI) District.**

February 7, 2011
(Submitted)

December 12, 2011
(Amendment Submitted)

TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The property owner requests a Conditional Zoning District upon the property described in this document and offers the following conditions be placed upon the property. If adopted by the City Council, then these conditions contained herein will be incorporated into the Conditional Zoning District's ordinance of adoption. These conditions are not valid unless signed and affirmed by the property owner or representative with an approved power of attorney. The City Council and the property owner or authorized representative must agree upon revisions or additional conditions prior to the approval of this Conditional Zoning District.

Part I. USES:

Tract A. The following land uses allowed in the Public & Institutional (PI) District shall be permitted. ~~Development of the site shall be as allowed in the Public & Institutional (PI) District, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:~~

- 1. Colleges or Universities (SIC 8220).**
- 2. Fraternities or Sororities (Univ. or College)**
- 3. Accessory Uses and Structures (customary)**

Tract B. This portion of the zoning site shall be limited to surface automotive parking use only; no new land use is permitted.

Tract C. This portion of the zoning site shall be limited to vehicular circulation only; no new land use is permitted.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- ~~1. Lot combination: All parcels of the rezoning site shall be combined into one lot prior to development.~~
- 1. Within fifty (50) feet of the exterior perimeter of the zoning site, all freestanding exterior lighting shall be limited to twenty-five (25) feet in height where this tract is adjacent to residential zoning districts.** ~~All exterior~~

~~lighting shall be limited to twenty five (25) feet in height.~~ This lighting shall be directed inward towards the interior of the zoning site to minimize lighting spill-off/glare upon adjacent residentially zoned property.

2. **The following less restrictive dimensional standards of Table 4-11-5 of the Development Ordinance shall be permitted upon Tract "A" of the zoning site:**
 - a. **Building Setback** - **a zero foot building setback shall be permitted where Tract "A" abuts PI, CU-PI, CZ-PI District zoned property owned by High Point University**
 - b. **Building Height** - **a maximum building height of 100 feet shall be permitted in Tract "A".**
- B. **Landscaping, Buffers and Screening.**

Where land area upon the opposite side of a public street adjacent to the zoning site has a residential zoning designation the street planting yard standards shall be increased from 8 foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting. This higher planting rate is intended to provide a low level screening of the off-street parking area.
- C. **Transportation**

Access: ~~Access to public streets shall be limited to streets where the adjacent property, lying along the opposite side of that street, is zoned Public & Institutional (PI), Conditional Use Public & Institutional (CU-PI) or Conditional Zoning Public & Institutional (CZ-PI) Districts.~~

 1. **Tract B - No vehicular access shall be permitted from Willoubar Terrace.**
 2. **Tract C - Access to E. Farriss Avenue shall only be from the existing intersection of E. Farriss Avenue and Fifth Street (private drive segment),**

DESCRIPTION OF PROPERTY: The zoning site consists of ~~29~~ **47** parcels **and a portion of two parcels**, totally approximately ~~10.6~~ **5.65** acres, bounded by Willoubar Terrace, North Avenue and Fifth Street. The property is also known as Guilford County Tax Parcels 0189876 thru 84 and **0189885**, 0189886 thru 92, **0190108 thru 16, 0190072(portion), 0190089 (portion)** and currently addressed as 709, 711 & 715 North Avenue; 900, 902, 904, 912, 914, 1006, 1006 R1, 1008 & 1010 Willoubar Terrace; 817, **819** 823, 825, 829, 833, **1000, 1002, 1004, 1006, 1008, 1010, 1012** Fifth Street **and 1003, 1005, 1007, 1009 Fifth Court.**


Citizens Information Meeting Report Amendment to Zoning Case 11-03

Submitted by: Donald A. Scarborough
on behalf of High Point University

HIGH POINT UNIVERSITY

January 6, 2012

To: City of High Point, North Carolina
Planning and Development Department

From: Donald A. Scarborough, Ed.D. 
Vice President for Community Relations

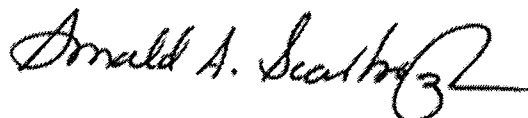
Re: Major Amendment to Zoning
Case Z 11-03
Community Meeting Report, January 5, 2012

High Point University conducted a Citizens' Information Meeting in support of Case Z11-03. The meeting was held at High Point University in Norton Hall, Room 202. Letters of invitation were mailed to 7 residents on December 22, 2011 (letter is attached). Application is for a Major Amendment to Case Z 11-03 and the rezoning of 12 parcels fronting private sections of Fifth Street and Fifth Court from RS7 to CZ PI. Dr. Don Scarborough, Vice President for Community Relations; Mr. Ron Guerra, Director of Construction and Renovation; and Mr. Dan Pritchett, Jamestown Engineering, represented the University.

Mr. Guerra shared the current plans for the use of the property including the latest elevations of the proposed buildings to be built. In addition, he reviewed the proposed uses of the buildings, buffering of the property from the residential areas, and the storm water protection systems. It was a very positive meeting with questions related to traffic on East and West Farriss Avenue, and how The University Area Plan relates to the neighborhood bordered by West Farriss Avenue, North Centennial Street, Lexington Avenue, and West College Drive. Specific discussion focused on:

- Construction time frame;
- How construction traffic would be regulated;
- The impact of the construction traffic and future traffic on East Farriss Avenue;
- How The University Area Plan relates to the neighborhood bordered by West Farriss Avenue, North Centennial Street, Lexington Avenue, and West College Drive.

A copy of the Sign-in Sheet for this case is attached.



Donald A. Scarborough, Ed.D.
Vice President for Community Relations

833 MONTLIEU AVENUE, HIGH POINT, NC 27262 336.841.9000



December 22, 2011

Ladies and Gentlemen:

**Subject: Citizen Information Meeting, Thursday, January 5, 2012,
North/Fifth/Willoubar**

A Citizen Information Meeting will be held on Thursday, January 5, 2012, at 6:00 pm in Norton Hall, Room 202, (corner of University Ave. and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for a Major Amendment to CZ Case # 11-03, and rezoning (from RS 7 to CZ PI) of properties owned by the University along private sections of Fifth Street and Fifth Court.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on January 24, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Dr. Donald A. Scarborough, Vice President for Community Relations, High Point University at 336-841-9214 or dscarbor@highpoint.edu.

We look forward to answering your questions and receiving your input.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'R Guerra'.

Ron Guerra

Director of Construction and Renovation
High Point University

December 23, 2011

To: City of High Point, North Carolina
Planning and Development Department

From: Donald A. Scarborough, Ed.D.
Vice President for Community Relations

Re: Major Amendment to Zoning
Case Z11-03
Community Meeting Report, December 22, 2011

High Point University conducted a Citizens' Information Meeting in support of Case Z11-03. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 10 residents on December 13, 2011 (letter is attached). Application is for a Major Amendment to Case Z11-03 and the rezoning of 12 parcels fronting private sections of Fifth Street and Fifth Court from RS7 to CZ PI. Dr. Don Scarborough, Vice President for Community Relations; Mr. Ron Guerra, Director of Construction and Renovation; and Mr. Dan Pritchett, Jamestown Engineering, represented the University.

Mr. Guerra shared the current plans for the use of the property including the latest elevations of the proposed buildings to be built. In addition, he reviewed the proposed uses of the buildings, buffering of the property from the residential areas, and the storm water protection systems. It was a very positive meeting with questions related to traffic on North Avenue, storm water protection, and the intended use of the property. Specific discussion focused on:

- Construction time frame;
- How construction traffic would be regulated;
- How the project would be bordered and protect the adjacent property owners;
- Current traffic issues on North Avenue; and
- HPU's future real estate interests.

A copy of the Sign-in Sheet for this case is attached.

A handwritten signature in black ink, reading "Donald A. Scarborough". The signature is written in a cursive, flowing style with a large, stylized "S" and "C".

December 13, 2011

Ladies and Gentlemen:

Subject: **Citizen Information Meeting, Thursday, December 22, 2011,
North/Fifth/Willoubar**

A Citizen Information Meeting will be held on Thursday, December 22, 2011, at 6:00 pm in Norton Hall, Room 202, (corner of O.A. Kirkman Way and West College Drive) for the purpose of allowing us to inform you about our development plan and zoning proposal.

High Point University has filed an application with the City of High Point for a Major Amendment to CZ Case # 11-03, and rezoning (from RS 7 to CZ PI) of 819 Fifth Street.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on January 24, 2012, at 6:00 pm.

Questions, comments, or concerns should be directed to Mr. Ron Guerra, Director of Construction and Renovation, High Point University at 336-841-9363 or rguerra@highpoint.edu.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation

High Point University, Norton Hall, Room 202

[illegible]

ALSTON, DIANE F ; ALSTON, HARRY L
911 WILLOUBAR TER
HIGH POINT NC 27262

BARNES, ROBERT LYNN
1011 WILLOUBAR TER
HIGH POINT NC 27261

BMS INVESTMENT PROPERTIES LLC
8500 NORCROSS RD
COLFAX NC 27235

BRAUNS, HARRIET E ; BRAUNS, WILLIAM D
810 E FARRISS AVE
HIGH POINT NC 27262

HIGH POINT UNIVERSITY
833 MONTLIEU AVE
HIGH POINT NC 27262

HIGH POINT UNIVERSITY
859 MONTLIEU AVE
HIGH POINT NC 27262

MCCLERKIN, JUANITA H ; MCCLERKIN,
CLARENCE GIDDEON
906 WILLOUBAR TER
HIGH POINT NC 27262

MEYN, DEREK RYAN ; MEYN, ELIZABETH B
913 WILLOUBAR TERR
HIGH POINT NC 27262

NEUGENT, KENNETH EDWARD
808 E FARRISS AVE
HIGH POINT NC 27262

ROTHROCK, RILLA LEE
PO BOX 1397
THOMASVILLE NC 27361

SHAH, ZAHIR ; SHAH, NINA A
1504 VALLEY RIDGE DR
HIGH POINT NC 27260

WILLIAMS, C B ; WILLIAMS, PATRICIA M
806 E FARRISS AVE
HIGH POINT NC 27262